
North County Metropolitan Subregional Plan

San Diego County General Plan

Adopted
January 3, 1979
GPA 78-03
Amended
December 19, 1990
GPA 01-01

Adopted
August 3, 2011

Amended
Month, Day, 201X

CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of text and exhibits, is the North County Metropolitan Subregional Plan and is a part of the San Diego County General Plan, and that it was considered by the San Diego County Planning Commission during nine hearings that occurred from November 6, 2009 through the 20th day of August 2010, and adopted by the San Diego County Board of Supervisors on the 3rd day of August 2011.

Attest: ERIC GIBSON, Director
Department of Planning and Land Use

NORTH COUNTY METROPOLITAN PLAN
TABLE OF CONTENTS

	<u>PAGE</u>
CHAPTER 1. INTRODUCTION.....	1
CHAPTER 2. GOALS.....	2
1. Accommodate Urban Development in Appropriate Areas	2
2. Encourage Logical City Annexations.....	2
3. Promote Agriculture in Non-Urban areas.....	2
4. Protect Environmental Resources.....	2
CHAPTER 3. POLICIES.....	3
LAND USE	3
GOVERNMENT STRUCTURES	3
2. Support City Annexation Incentive Program.....	3
3 Identify Potential Commercial Locations.....	3
4. Study Amendment of County Road and Sign Standards.....	4
5. Support Sewer Service Extension - Martyn Creek	4
6. Merge Buena Sanitation District	4
7. Limit New Subdivisions Exceeding One Du/Acre - Escondido	5
AGRICULTURE.....	5
8. Promote Agriculture - Outside City Spheres.....	5
9. Recognize Avocational Agriculture	6
10. Assist Cities in Preparing Agricultural Plans.....	6
MOBILEHOMES.....	6
11. Encourage Mobilehome Park Development	6
12. Identify Prospective Mobilehome Park Areas	7
SEWER SERVICE	7
13. Improve Sewer Service Within the Urban Area	7
CONSERVATION.....	8
14. Designate Resource Conservation Areas.....	8
RECREATION.....	8
15. Direct County Resources Toward Parkland Acquisition and Development	8
16. Pursue Joint Funding Sources for Regional Park Development	8
17. Prioritize Local Parks.....	9

NORTH COUNTY METROPOLITAN PLAN
TABLE OF CONTENTS

IMPLEMENTATION	9
18. Adopt General Plan Categories.....	9
CHAPTER 4. RUBEL SPECIFIC PLANNING AREA.....	10
CHAPTER 5. CHAMPAGNE BOULEVARD SPECIFIC PLAN AREA	11
CHAPTER 6. HIDDEN MEADOWS VILLAGE.....	13
<u>CHAPTER 7. NEWLAND SIERRA SPECIFIC PLAN</u>	<u>14</u>
APPENDICES	
Appendix A – Maps	A-1
Appendix B - Resource Conservation Areas (RCAs) for North County Metro.....	B-1
Appendix C - I-15 Corridor Subregional Plan	C-1

POLICY CODE EXPLANATION

The responsibility for carrying out the policies of this community/subregional plan does not lie solely with the Department of Planning and Land Use (DPLU). The cooperation of private property owners, developers, decision-makers and numerous other entities, both public and private, is necessary to make these policies successful.

A code within brackets [] has been placed at the end of each policy within the Plan Text to identify which county department or sub-departmental section of the Department of Planning and Land Use is responsible for taking the lead in carrying out the policy. In addition, there is a code identified as "GEN", which indicates those policies that are of a general concern to all persons or groups that might be involved in development or plan implementation.

This approach will assist in providing detailed information regarding policies easier to locate, and aid staff in overseeing the progress of the plan.

CODE

GEN	POLICY OF GENERAL APPLICATION
DPW	DEPARTMENT OF PUBLIC WORKS
DPR	DEPARTMENT OF PARKS AND RECREATION
DHS	DEPARTMENT OF HEALTH AND HUMAN SERVICES
DA	DEPARTMENT OF AGRICULTURE
HCD	DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DPLU	DEPARTMENT OF PLANNING AND LAND USE
C	- Code Enforcement
PP	- Project Planning
AP	- Advanced Planning
B	- Building Division

This page intentionally left blank

CHAPTER 1 INTRODUCTION

The North County Metropolitan Plan consists of this text and the Land Use Plan Map. The Plan is intended to promote orderly development, protect environmental and man-made resources, and implement the County's objectives for growth management and the structure of government for the Subregion.

The Land Use Plan Map provides a basis for the specific zoning regulation of unincorporated land within the Subregion. The text provides planning goals and related policies for implementing the Plan through a variety of specific governmental action programs.

This Subregional Plan supplements all existing Elements of the San Diego County General Plan with specific emphasis on the planning needs of the North County Metropolitan Subregion shown on Figure 1 below.

This Plan was prepared by County staff in cooperation with numerous involved citizens, citizen groups, businesses and governmental agencies. In particular this Plan reflects--to the maximum possible extent--consistency with General Plans of each of the six incorporated cities of the Subregion.

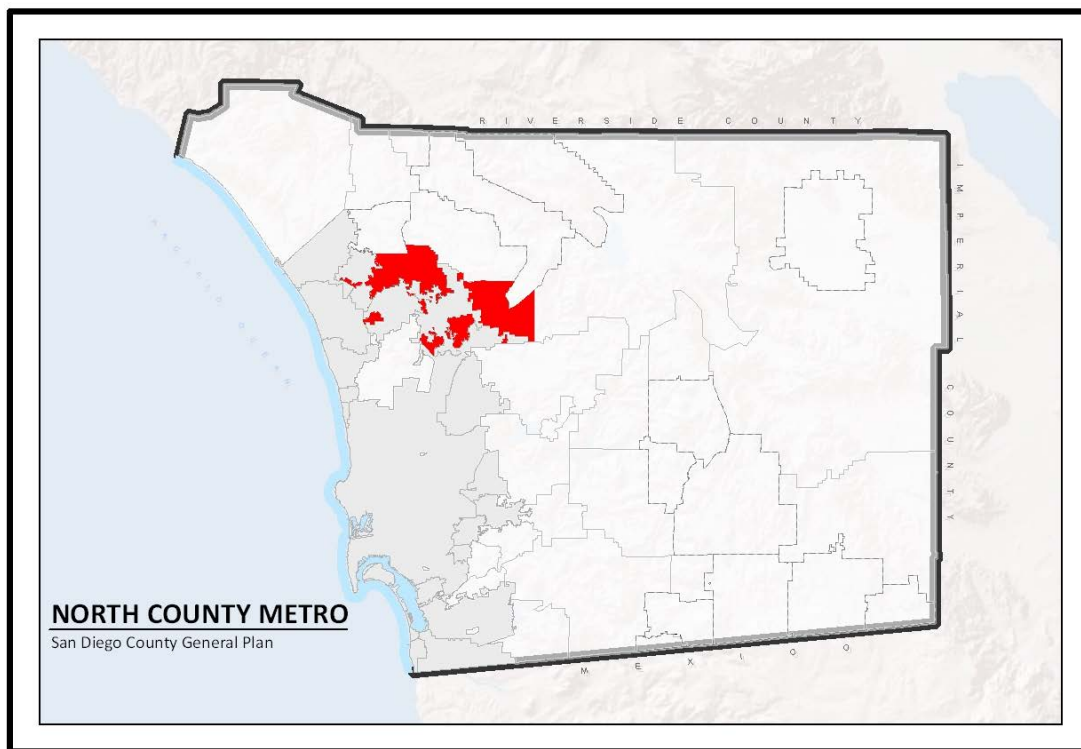


Figure 1: North County Metropolitan Subregion

CHAPTER 2

GOALS

1. ACCOMMODATE URBAN DEVELOPMENT IN APPROPRIATE AREAS

Because the North County Metropolitan Subregion

- A. is developing rapidly; and
- B. contains large areas of developable land with many basic urban services available or located nearby.

2. ENCOURAGE LOGICAL CITY ANNEXATIONS

Because

- A. "spheres of influence" boundaries for all five cities have been adopted to facilitate rational city annexations in the future.

ENCOURAGE THE ANNEXATION OF UNINCORPORATED LAND WITHIN EACH CITY'S ADOPTED SPHERE OF INFLUENCE.

3. PROMOTE AGRICULTURE IN NON-URBAN AREAS

Because

- A. a large portion of the unincorporated territory of the Subregion is in some form of valuable agricultural production; and
- B. agriculture provides economic benefits to County residents.

PROMOTE AGRICULTURE BY PROTECTING SEMI-RURAL AND RURAL AREAS FROM URBANIZATION AND INCOMPATIBLE DEVELOPMENT.

4. PROTECT ENVIRONMENTAL RESOURCES

Because

- A. the Subregion includes scenic rugged terrain, which is not suitable for urbanization; and
- B. Resource Conservation Areas have been identified to help protect valuable resources throughout the Subregion.

PROTECT NATURAL AND ECONOMIC RESOURCES BY DESIGNATING APPROPRIATE LANDS AS RURAL, SEMI-RURAL, AND ENVIRONMENTALLY CONSTRAINED AREAS.

CHAPTER 3
POLICIES

LAND USE

1. INCREASE CITY-COUNTY PLANNING COOPERATION

Because

- A. cities of the Subregion are closely related to the surrounding area in terms of public services, travel patterns, and community identity; and
- B. the cities and County are generally agreed on the spheres of influence boundaries, which were adopted by the Local Agency Formation Commission (LAFCO).

THE COUNTY WILL COOPERATE IN THE PLANNING AND REGULATING OF GROWTH IN THE UNINCORPORATED TERRITORY WITHIN EACH CITY'S SPHERE OF INFLUENCE. FUTURE COUNTY DECISIONS ON PROPOSED PROJECTS IN THE SPHERE AREAS WILL TAKE EACH CITY'S PLANNING OBJECTIVES INTO CONSIDERATION.

GOVERNMENT STRUCTURES

2. SUPPORT CITY ANNEXATION INCENTIVE PROGRAMS

Because

- A. the cities and County are generally agreed that territory within the city spheres of influence should eventually be annexed; and
- B. pre-annexation improvement plans, which identify city services available to neighborhoods upon annexation, will encourage public support for annexation.

SUPPORT CITY ANNEXATION INCENTIVE PROGRAMS FOR EACH CITY WITHIN THE SUBREGION. ASSIST THE CITIES IN PREPARING PRE-ANNEXATION IMPROVEMENT PLANS TO IDENTIFY CITY SERVICES AND FACILITIES THAT WOULD BE INCENTIVES TO PUBLIC SUPPORT FOR ANNEXATION.

3. IDENTIFY POTENTIAL COMMERCIAL LOCATIONS

Because

- A. identification of the potential commercial use of these sites, if annexed to a city, will serve as an incentive for the property owner to seek annexation in order to realize a more intense use of the property;
- B. these sites should only be developed when sewer service is made available; and

- C. the relevant city generally concurs that these locations are potentially as described below.

THE FOLLOWING ARE IDENTIFIED AS POTENTIAL LOCATIONS FOR COMMERCIAL USES IF ANNEXED TO THE CITY:

- A. SAN PASQUAL VALLEY ROAD AT BEAR VALLEY PARKWAY - NEIGHBORHOOD SERVING COMMERCIAL USES.
- B. GAMBLE LAND (CITRICADO PARKWAY) AT FELICITA ROAD - NEIGHBORHOOD SERVING COMMERCIAL USES.

PENDING ANNEXATION, THE COUNTY WILL PERMIT REASONABLE RESIDENTIAL USE OF THESE POTENTIAL COMMERCIAL SITES.

4. STUDY AMENDMENT OF COUNTY ROAD AND SIGN STANDARDS

Because each city is more likely to annex territory within its sphere if roads and signage are developed consistent with the city's own standards.

5. SUPPORT SEWER SERVICE EXTENSION - MARTYN CREEK

Because

- A. the southeastern area within the Escondido sphere of influence is experiencing septic tank failures; and
- B. the prospect of sewer service will create an incentive to annex.

ENCOURAGE AND SUPPORT THE CITY OF ESCONDIDO IN CONDUCTING A FEASIBILITY STUDY FOR THE EXTENSION OF SEWER SERVICE DOWN MARTYN CREEK.

6. MERGE BUENA SANITATION DISTRICT

Because

- A. the Buena Sanitation District service area is within the sphere of influence of the City of Vista and the City of San Marcos;
- B. merging the Buena Sanitation District into the Vista Sanitation District and/or San Marcos County Water District will improve operating efficiencies;
- C. such merging would benefit the City of Vista within their sphere of influence by improving local control over sewer service; and
- D. any merger would be subject to agreement by all affected parties and subject to applicable reorganization requirements.

THE COUNTY WILL WORK WITH THE RESIDENTS OF THE BUENA SANITATION DISTRICT AND WILL SUPPORT THE CITY OF VISTA AND THE SAN MARCOS COUNTY WATER DISTRICT IN DETERMINING THE

FEASIBILITY OF MERGING THE BUENA SANITATION DISTRICT INTO THE VISTA SANITATION DISTRICT AND/OR THE SAN MARCOS COUNTY WATER DISTRICT.

7. LIMIT NEW SUBDIVISIONS EXCEEDING ONE DU/ACRE, OTHER THAN WHERE THE LAND USE MAP SHOWS A HIGHER DENSITY - ESCONDIDO

Because

- A. there is a great amount of unincorporated land within the adopted city sphere of influence that is appropriate for urbanization if annexed to the city;
- B. a one acre minimum lot size requirement would create an incentive for landowners to annex to the city in order to realize higher densities;
- C. a one acre minimum policy will minimize the creation of new public service demands; and
- D. exceptions to a one acre requirement can be considered on a case-by-case basis, if sewer service is available or if the vicinity of a proposed project is already fully subdivided or developed.

PROHIBIT NEW MAJOR AND MINOR SUBDIVISIONS WITHIN THE ADOPTED ESCONDIDO CITY SPHERES OF INFLUENCE IF THE DENSITY SHOWN ON THE FINAL SUBDIVISION OR PARCEL MAP IS GREATER THAN ONE DWELLING UNIT PER GROSS ACRE, UNLESS: (1) CONSISTENT WITH THE GENERAL PLAN LAND USE MAP; OR (2) THE PROPOSED PROJECT HAS SEWERS AVAILABLE AND CAN OBTAIN SEWER LATERAL CONNECTIONS TO AN EXISTING SEWER MAIN, IN WHICH CASE THIS POLICY SHALL NOT APPLY TO THE PROPERTY.

AGRICULTURE

8. PROMOTE AGRICULTURE - OUTSIDE CITY SPHERES

Because

- A. agriculture is an important commercial activity in the North County Metropolitan Subregion and valuable commercial crops are being raised;
- B. row crops and nursery production are common to the maritime area climate, while orchards are scattered throughout the eastern portion of the Subregion.
- C. certain areas have viable commercial agriculture and soil; climate and other conditions are favorable for continuing success; and
- D. low density Land Use General Plan Designations can be applied to protect agriculture in these outlying and undeveloped locations.

DESIGNATE THE TWIN OAKS VALLEY (PORTION OUTSIDE SAN MARCOS SPHERE) AS SEMI-RURAL AND RURAL LANDS REGIONAL CATEGORIES. THESE DESIGNATIONS WILL LIMIT THE INTRUSION OF INCOMPATIBLE LAND USES FROM EXISTING AGRICULTURAL LANDS.

9. RECOGNIZE AVOCATIONAL AGRICULTURE

Because

- A. avocational agriculture, primarily orchard crops on small parcels, is found throughout the Subregion and is especially common at the urban fringe around the cities of Escondido, San Marcos, and Vista; and
- B. while the use of such land is primarily residential, avocational agriculture is recognized to be of benefit to both the economy and the environment.

RECOGNIZE THAT AVOCATIONAL AGRICULTURE IS A COMPATIBLE SECONDARY USE OF LAND THROUGHOUT THE SUBREGION.

10. ASSIST CITIES IN PREPARING AGRICULTURAL PLANS

Because

- A. the Knox-Nisbet Act (Government Code Sections 54774 and 54796) requires Local Agency Formation Commissions (LAFCO) to determine whether agricultural preserves or prime agricultural land would be adversely affected if a proposed annexation were approved; and
- B. the County has completed extensive work to inventory and analyze agricultural resources in the Subregion and this information can be made available to cities of the Subregion.

ASSIST CITIES OF THE SUBREGION IN PREPARING AGRICULTURAL PLANS FOR THE UNINCORPORATED AREAS WITHIN THEIR SPHERE OF INFLUENCE.

MOBILEHOMES

11. ENCOURAGE MOBILEHOME PARK DEVELOPMENT

Because

- A. County government recognizes the growing importance of mobilehomes as the means of providing affordable housing to a larger segment of the public; and
- B. the amount of land which is both appropriate and available in the Subregion for mobilehome development has been decreasing steadily due to competition from larger-lot, more expensive residential development.

ENCOURAGE MOBILEHOME PARK DEVELOPMENT AS A MEANS TO PROMOTE ALTERNATIVE TYPES OF HOUSING AS WELL AS TO EXPAND HOUSING OPPORTUNITIES FOR LOW AND MODERATE INCOME HOUSEHOLDS.

12. IDENTIFY PROSPECTIVE MOBILEHOME PARK AREAS

Because there are many possible locations throughout the Subregion where mobilehome parks would be appropriate, and where public services would be available.

ACCOMMODATE MOBILEHOMES AT APPROPRIATE LOCATIONS WITHIN THE SUBREGION WHERE PUBLIC SERVICES ARE NOW AVAILABLE OR CAN BE MADE AVAILABLE CONCURRENT WITH EACH DEVELOPMENT PROJECT. POSSIBLE LOCATIONS INCLUDE (BUT ARE NOT LIMITED TO):

- A. NORTHEAST ESCONDIDO, ALONG VALLEY PARKWAY (ANNEXATION REQUIRED FOR SEWER CONNECTION);
- B. BUENA AND WEST SAN MARCOS AREA;
- C. UNINCORPORATED ISLANDS, SOUTH OF VISTA AND WITHIN ITS SPHERE OF INFLUENCE (ASSUMES ANNEXATION);
- D. VISTA/SAN MARCOS WINDOW AREA; AND
- E. SOUTH CARLSBAD ISLANDS (ASSUMES ANNEXATION).

SEWER SERVICE

13. IMPROVE SEWER SERVICE WITHIN THE URBAN AREA

Because

- A. many areas throughout the Subregion have experienced septic tank failures and the problem is especially critical in the fringe areas around Escondido and Vista, where the cumulative impact of residential development is causing this problem to worsen over time; and
- B. need for sewer service will expand greatly as growth continues, particularly within the County Water Authority (CWA) boundary.

WHEREVER FEASIBLE, PROVIDE SEWER SERVICE INSIDE THE CWA BOUNDARY AND TO EXISTING DEVELOPED AREAS OUTSIDE THE CWA BOUNDARY, WHERE HIGH RATES OF SEPTIC TANK FAILURES HAVE BEEN EXPERIENCED.

CONSERVATION

14. DESIGNATE RESOURCE CONSERVATION AREAS

Because

- A. it is County policy to protect and manage environmental resources in order to maintain them for future needs; and
- B. an initial inventory of valuable resources has been completed (refer to Appendix).

THE RESOURCE CONSERVATION AREA (RCA) DESIGNATION IS APPLIED TO PROTECT SENSITIVE BIOLOGICAL, ARCHAEOLOGICAL, AESTHETIC, MINERAL, AND WATER RESOURCES. PROJECTS REQUIRING ENVIRONMENTAL ANALYSIS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) THAT OCCUR WITHIN RESOURCE CONSERVATION AREAS SHOULD BE CAREFULLY ANALYZED TO ASSESS THEIR IMPACT ON THE RESOURCE CONSERVATION AREA.

RECREATION

15. DIRECT COUNTY RESOURCES TOWARD PARKLAND ACQUISITION AND DEVELOPMENT

Because

- A. priority to acquisition and development protects good park locations from alternative development; and
- B. acquisition and development by the County facilitates annexation of the park by the city, which is the appropriate entity to manage a recreation program for that locality.

DIRECT COUNTY RESOURCES TOWARD PARK LAND ACQUISITION AND DEVELOPMENT; PARK SITES WITHIN AN ADOPTED CITY SPHERE OF INFLUENCE SHOULD BE ANNEXED AND SUBSEQUENTLY OPERATED AND MAINTAINED BY THE CITY. WHEN FEASIBLE, CITY ANNEXATION, OPERATION, AND MAINTENANCE SHOULD BE A REQUIREMENT OF CITY-COUNTY JOINT POWERS PARK AGREEMENTS.

16. PURSUE JOINT FUNDING SOURCES FOR REGIONAL PARK DEVELOPMENT

Because

- A. the main problem with the regional park program has been the lack of funds available for acquisition and construction; and

- B. it is most important that the County continue cooperating with cities of the Subregion, as well as with other agencies, to seek region-wide funding sources for implementing the regional parks program.

THE COUNTY SHALL PARTICIPATE WITH THE CITIES OF THE SUBREGION IN PLANNING AND SEEKING FUNDS FOR THE ACQUISITION AND DEVELOPMENT OF GUAJOME, HEDIONDA, AND BUENA VISTA REGIONAL PARKS.

17. PRIORITIZE LOCAL PARKS

Because

- A. there is a critical need for acquisition and development of local parks

THE FOLLOWING ARE HIGH PRIORITY LOCAL PARK SITES TO BE DEVELOPED BY JOINT POWERS AGREEMENT WITH THE APPROPRIATE CITY: SAN MARCOS PARK; IRIS STREET/EL NORTE (ESCONDIDO); MONTE VISTA SITE (SAN MARCOS); JESMOND DENE COMMUNITY PARK (NORTH ESCONDIDO); AND FELICITA PARK (ESCONDIDO).

IMPLEMENTATION

18. ADOPT GENERAL PLAN CATEGORIES

Because

- A. the North County Metropolitan Subregional Plan, as part of the County General Plan, must conform to the County General Plan; and
- B. the Land Use Element contains a full description of the Land Use Designations that will be used to implement each of the County's Community and Subregional plans.

THE LAND USE DESIGNATIONS CONTAINED IN THE LAND USE ELEMENT ARE HEREBY ADOPTED BY REFERENCE AND WILL BE USED TO IMPLEMENT THIS SUBREGIONAL PLAN.

CHAPTER 4
RUBEL SPECIFIC PLANNING AREA (SPA 0.23)

The Rubel Specific Plan Area (SPA) consists of approximately 655 acres located east of I-15 and south of Mountain Meadow Road. The site is entirely contained within County Agricultural Preserve #12. The project shall be developed according to the following criteria:

1. Overall density shall not exceed 0.23 dwelling units per acre.
2. Lots are to be a minimum of one acre in size.
3. Large portions of the site, which are generally in excess of 25 percent slope, particularly the southeastern portion of the site, shall be preserved in permanent open space and/or agriculture.
4. Concurrent with submitting any draft Specific Plan for this property, the owner shall apply to the County to remove the property from Agricultural Preserve #12 and apply to cancel any existing land conservation contract as it applies to the property.

CHAPTER 5
CHAMPAGNE BOULEVARD SPECIFIC PLAN AREA
(0.0 DWELLING UNITS PER ACRE)

DESCRIPTION

The Champagne Boulevard Specific Plan Area contains approximately 140 acres of mostly undeveloped land, located on both sides of Champagne Boulevard, between Lawrence Welk Country Club Village and the Circle R Resort (Subareas 200, 201, 202, 203, 206C, General Plan Amendment 88-01, Item 5).

OBJECTIVES

The objective of this SPA is to accommodate visitor-serving commercial uses that are similar in nature and complimentary to those found in the Lawrence Welk Country Club Village and the Circle R Resort development. It is specifically intended that no residences be allowed, other than those already existing; that slopes in excess of 25 percent be left in their natural state; that all development be phased with the availability of adequate public services and facilities; and that sensitive environmental resources, including American Indian sites, be preserved.

IMPLEMENTATION

Development shall be in accordance with all County goals, objectives, and policies, including the County General Plan.

The following steps will be required, as a minimum, to implement this SPA:

1. A Work Program for the required Specific Plan describing the tasks to be performed, by whom, by when, and at what cost, shall be prepared by the affected property owners, Planning Groups, and the County of San Diego.
2. A Work Program shall include, but not be limited to, the following items:
 - a. Slope analysis to identify terrain in excess of 25 percent and plans for preserving such areas in their natural state;
 - b. Environmental Impact Report to identify, where necessary, sensitive environmental resources, archaeological and historical sites, high groundwater areas, and appropriate mitigating measures;
 - c. Infrastructure analysis to determine available and needed public services and facilities;
 - d. A feasibility study to determine the cost of establishing and operating a sanitation district to provide sewer service within and adjacent to this Specific Plan Area shall be conducted. This feasibility study shall include preliminary engineering analysis of the costs of establishing and operating such a district;

- e. Phasing plan, to determine timing of development, ensuring that it not precede adequate infrastructure support;
 - f. Landscape plan, to be coordinated with the Scenic Preservation Guidelines adopted for the I-15 Corridor, through the I-15 Corridor Design Review Board; and
 - g. Financing plan describing how all infrastructure provisions, as well as environmental mitigation and open space acquisitions/preservations, are to be financed.
3. The cost of preparing the required Specific Plan and its studies shall be borne by the affected property owners. One method for meeting this cost would be through the establishment of a County Service Area (CSA), although other methods may also be acceptable.

CHAPTER 6

HIDDEN MEADOWS VILLAGE

The intention of the Hidden Meadows Village Boundary shown in Appendix A is to permit continued development of the community at the densities designated by the Land Use Element. It is specifically intended that the Village Boundary not be used as a rationale for amending the Land Use Element to accommodate higher densities or major changes in land use type that would lead to development in excess of 1,600 units in the project area. Residential, and Neighborhood or Office Commercial Land Use Designations will be the only land use designations considered in this Village.

CHAPTER 7
NEWLAND SIERRA SPECIFIC PLAN
(1.08 DWELLING UNITS PER ACRE)

PROJECT DESCRIPTION

The Newland Sierra Specific Plan Area contains approximately 1,985 acres of mostly undeveloped land north of Deer Springs Road, west of Interstate 15, and east of North Twin Oaks Valley Road. The Newland Sierra Project consists of a mix of residential and commercial uses, a school site, parks, and open space.

PROJECT OBJECTIVES

The purpose of the Newland Sierra Specific Plan is to implement a new mixed-use community near existing and planned infrastructure, services, and jobs within the North County Interstate (I) 15 corridor, guided by the following project objectives:

1. Preserve substantial open space and thereby enhance native habitat conservation and natural community conservation planning in north San Diego County through the permanent dedication and management of open space to protect multiple special-status species and their habitats and provide connectivity to existing designated open space and preserve areas in areas surrounding the project.
2. Create compact, sustainable interrelated neighborhoods, consistent with the County's Community Development Model and "Village" designation in the General Plan, and facilitate a multi-modal transportation network linked to regional transportation mobility options.
3. Construct public facilities phased concurrent with demand and support public services within existing service areas without burden or cost to existing residents, visitors, or North County unincorporated communities.
4. Provide a range of recreational amenities and facilities that are accessible to residents of both the Community and the surrounding area.
5. Integrate, maintain, and preserve unique landscape features and distinct landforms along the I-15 corridor.
6. Accommodate existing, planned, and future growth in north San Diego County by providing a diverse range of housing opportunities in conjunction with a Town Center that supports a mix of uses for the benefit of the new Community and surrounding areas.

IMPLEMENTATION

Development within the Newland Sierra Specific Plan Area shall be in accordance with the County's General Plan Guiding Principles and Goals and Policies and applicable County, state, and federal regulatory requirements. Accordingly, the implementation of the Newland Sierra Specific Plan shall rely on and be consistent with the following approvals:

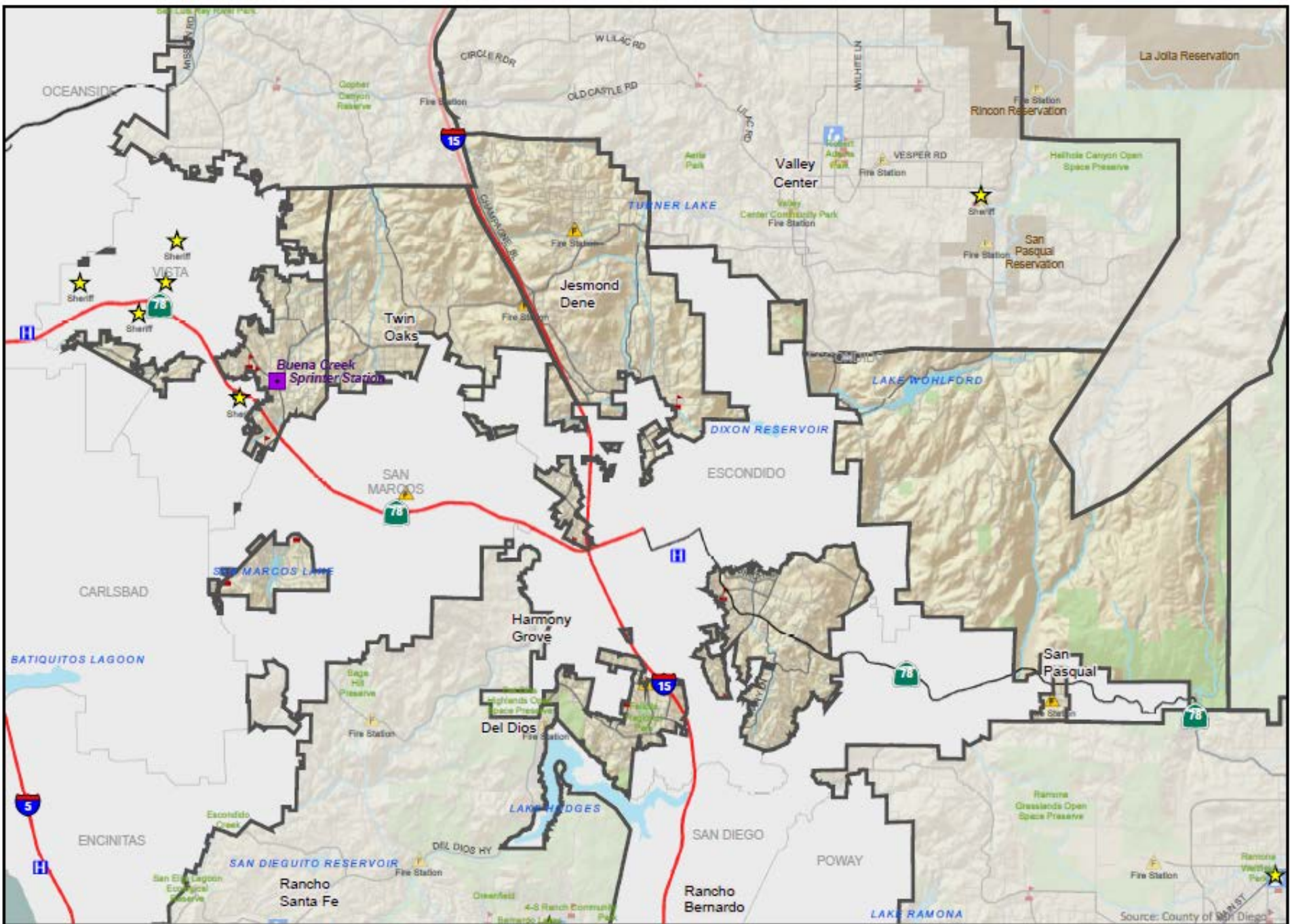
1. Newland Sierra Specific Plan Goals and Policies, Development Standards and Design Guidelines, and Implementation requirements
2. Newland Sierra Project Conditions of Approval
3. Newland Sierra Tentative Map/Preliminary Grading Plan
4. Newland Sierra Certified Environmental Impact Report
5. Newland Sierra Mitigation Monitoring and Reporting Program

This page intentionally left blank

APPENDIX A: MAPS
TABLE OF CONTENTS

	<u>PAGE</u>
Figure 2: North Country Metro Context Map	A-1
Figure 3: North Country Metro Village Boundaries	A-2

This page intentionally left blank



NORTH COUNTY METRO CONTEXT MAP

0 1 2 Miles

Source: County of San Diego

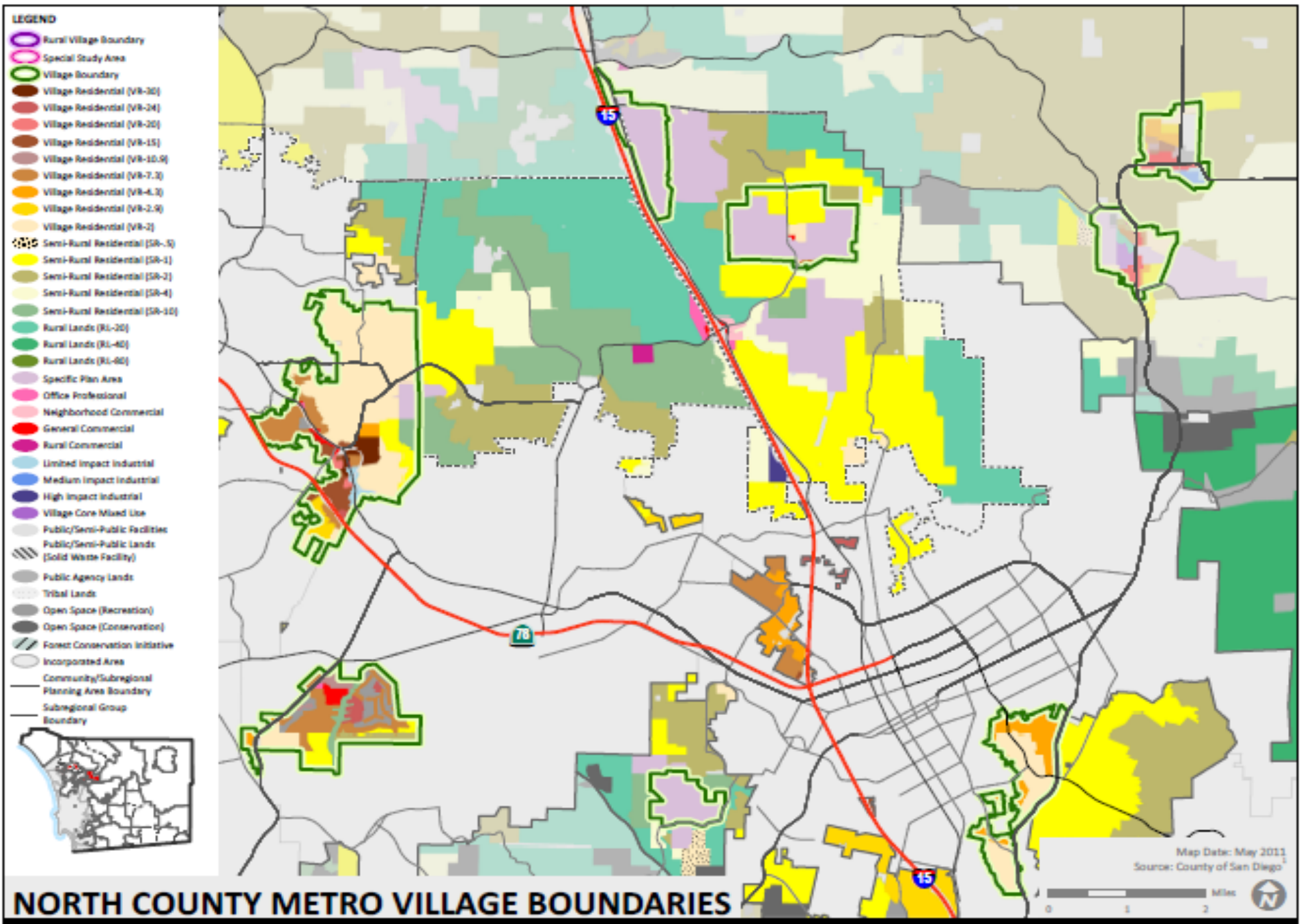


Figure 3

APPENDIX B: RESOURCE CONSERVATION AREAS

Figure 4 identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls, such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits. Resource Conservation Areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geological formations, and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects that they intend to carry out, propose, or approve; and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

The Conservation and Open Space Section (3) of the Community Plan includes a Resource Conservation Element Area Map and reference to Resource Conservation Areas (RCAs) by number. This appendix identifies those areas, and provides discussion of those resources to be conserved in each of the numbered areas.

CRITERIA

The following criteria were used in selecting resources worthy of conservation:

- Areas necessary for the protection of wildlife and representative strands of native vegetation.
- Areas containing rare and/or endangered plants.
- Wildlife habitats which are:
 - a. in large blocks, if possible;
 - b. wide, rather than long and narrow, to minimize adverse effects along their margins; and
 - c. in contact with other wild areas and floodplains to provide migration corridors.
- Areas containing mineral resources. Conservation measures should ensure future availability.
- Areas that provide the scenic mountainous backdrop to development within the community.

19. Rancho Guejito

This is the most important resource area in the planning area and extends outside of the plan boundaries. Resources in this area include extensive riparian woodland in the San Luis Rey River Valley, large growth mixed chaparral and oak woodlands on north facing slopes, and a small area of coniferous trees in the eastern portion. The southernmost population of the Pacific Madrone tree grows on Rodriquez Mountain. This tree is normally associated with northern California.

20. Gopher Canyon

This area was delineated to include the scenic Oak woodlands along Gopher Canyon.

22. San Marcos Mountains

The north end of this area extends into Bonsall. These mountains are especially significant because they have rare and endangered plant species, such as Cleveland sage (*Salvia clevelandii*), tetracoccus dioicus, and southern mountain misery (*Chamaebatia australis*). These mountains are also valuable as visual landmarks of great scenic beauty.

23. Merriam Mountains

Resources in this area are similar to the San Marcos Mountains, including the same species of rare plants plus comarostaphylos diversifolia.

25. Moosa Canyon

This area contains a large canyon with oak and riparian woodlands. A small waterfall is present in a portion of the canyon. The area is an important wildlife habitat because of the continuous nature of the woodlands, and includes some chaparral covered slopes on the canyon sides for wildlife habitat.

27. Valley Center Ridge

This scenic, steep, high ridge also contains a diversity of oak woodlands and large growth chaparral.

28. Jesmond Dene Oaks

This area is specifically included because of the scenic value of the oaks and contribution to the character of the Jesmond Dene area.

29. Mount Whitney Double Peak

This major geographic feature contains rare and endangered plants, including the Wart stem ceanothus (*Ceanothus verrucosus*) and *Monardella hypoleuca*.

30. Bottle Peak/Lake Wohlford

This geographic feature harbors the California Huckelberry (*Vaccinium ovatum*), a remnant of the Pleistocene vegetation. The north slopes of the mountain are covered with large, old growth Mixed chaparral and Oak woodlands. Lake Wohlford contains aquatic habitats and the upstream areas support Riparian vegetation.

31. Escondido Oaks

32. Orosco Ridge/Clevenger Canyon

Clevenger Canyon is regionally significant for the Riparian woodland along Highway 78 and that extends east in Santa Ysabel Creek. Orosco Ridge is an unspoiled area with extensive Oak woodland along Boden Canyon.

33. Escondido Creek- Harmony Grove

36. San Dieguito River/Lake Hodges

The portion of this RCA in the North County Metropolitan Subregion encloses Lake Hodges. It consists of the natural areas that remain around Lake Hodges and its aquatic and semi-aquatic habitats. This RCA extends down into the San Dieguito River gorge.

123. Mesa Grande

This page intentionally left blank

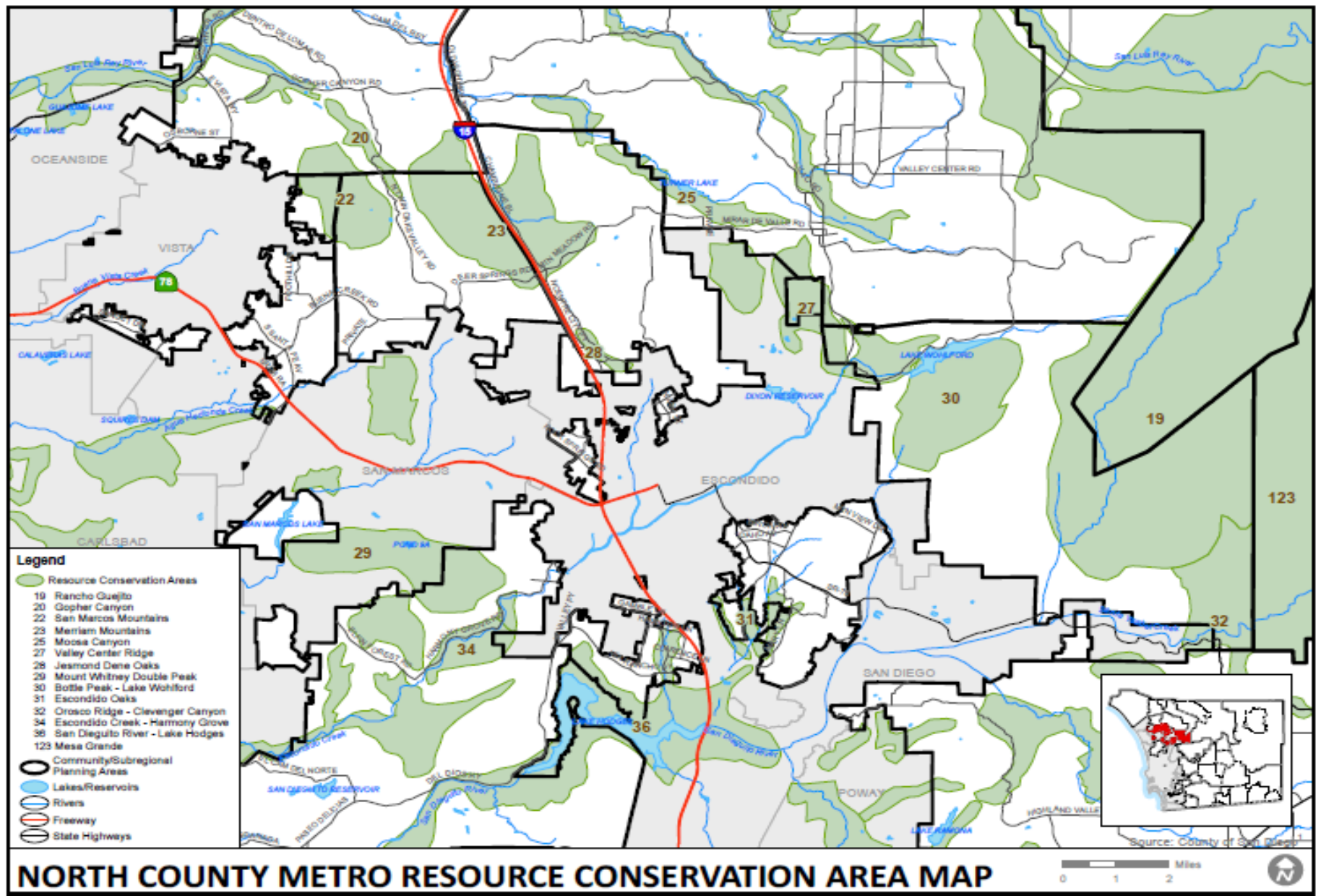


Figure 4: Resource Conservation Areas

This page intentionally left blank

APPENDIX C
I-15 CORRIDOR SUBREGIONAL PLAN

TABLE OF CONTENTS

	<u>PAGE</u>
INTRODUCTION.....	C-1
GOALS AND POLICIES.....	C-2
A. Scenic Preservation	C-2
B. Land Use.....	C-2
C. Public Services and Facilities.....	C-3
D. Circulation	C-3
E. Conservation	C-4
F. Coordination.....	C-4
G. Implementation.....	C-5
ATTACHMENTS	
1. SCENIC PRESERVATION GUIDELINES	C-7
2. INTERSTATE 15/HIGHWAY 76/INTERCHANGE MASTER SPECIFIC PLAN	C-17

INTRODUCTION

The I-15 Corridor Plan consists of this text and the Land Use Plan Map. The Plan is intended to promote orderly development, protect environmental and man-made resources and implement the County's objectives for growth management and the structure of government for the Subregion.

The I-15 Corridor extends approximately 20 miles from the Escondido city limits to the Riverside County line. It contains the ½ acre to 2 mile "viewshed" area on either side of the freeway, which is what generally can be seen while driving along the Corridor. It encompasses some 12,600 acres and passes through five different plan areas: North County Metropolitan, Bonsall, Valley Center, Fallbrook, and Rainbow. This I-15 Corridor Plan does not replace the aforementioned plans for areas located within the Corridor, but is instead implemented through amendments to these area plans, as appropriate.

The Land Use Plan Map provides a basis for the specific zoning regulations of unincorporated land within the Subregion. The text provides planning goals and related policies for implementing the Plan through a variety of regulatory measures.

The Vicinity Map on the following page shows the general area of the I-15 Corridor.

GOALS AND POLICIES

A. SCENIC PRESERVATION

GOAL: PRESERVE, TO THE EXTENT POSSIBLE, THE SCENIC ATTRIBUTES OF THE I-15 CORRIDOR.

POLICIES:

1. Establish Scenic Preservation Guidelines for all development activity within the I-15 Corridor (Staff, Board of Supervisors - Attachment 1).
2. Apply a "B" Special Area Designator to the zones of all properties within the Corridor, which will require the preparation of a Site Plan for any development permit, in accordance with the Scenic Preservation Guidelines (Board of Supervisors).
3. Establish a Design Review Board with representatives from the affected communities and with appropriate professional expertise, to review all required Site Plans in accordance with the Scenic Preservation Guidelines, to coordinate with the respective community planning groups, and to advise County staff (Planning Group, Board of Supervisors).
4. Prepare more detailed design guidelines for Specific Plan Areas and other areas warranting such treatment along the I-15 Corridor (Design Review Board).
5. Review periodically the Scenic Preservation Guidelines and the organization and function of the Design Review Board and modify as needed (Design Review Board, Planning Group, Staff, Board of Supervisors).

B. LAND USE

GOAL: PROVIDE A LAND USE PATTERN SENSITIVE TO THE OPPORTUNITIES AND CONSTRAINTS OF THE I-15 CORRIDOR.

POLICIES:

1. Adopt the regional categories and land use designations contained in the County General Plan to implement this Corridor Plan (Board of Supervisors).
2. Plan the Corridor from a regional perspective, but concurrently solicit and incorporate, to the extent possible, recommendations from the affected Planning and Subregional Groups (Staff, Planning Groups, Board of Supervisors).
3. Concentrate development where it can be best accommodated, e.g., the more level portions of the plan area, thereby diffusing development pressures from the majority of the Corridor (Staff, Planning Group, Board of Supervisors).
4. Phase development according to available public services and facilities (Staff, Board of Supervisors).

5. Prepare an overall Master Specific Plan for the Highway 76/I-15 interchange area in accordance with the conditions contained in Attachment 2 (Property Owners).

C. PUBLIC SERVICES AND FACILITIES

GOAL: PROVIDE ADEQUATE AND EQUITABLY FINANCED PUBLIC SERVICES AND FACILITIES.

POLICIES:

1. Coordinate development proposals with agencies responsible for providing public services and facilities (Property Owners, Staff).
2. Require annexations and construction of facilities as stipulated by the provider agencies prior to any development (Staff, Board of Supervisors).
3. Phase and size public services and facilities in a manner conducive to the restrictive land use pattern recommended in this Plan, e.g., adequate to serve the areas designated for more intensive development, but limited so as not to encourage or support development where it is not intended (Provider Agencies).
4. Prepare a public facilities plan for the Highway 76/I-15 interchange Specific Plan Area, prior to any development in that area, to include needed services and facilities, provider agencies, current and proposed capacities, required annexations, and financing methods (Property Owners).

D. CIRCULATION

GOAL: PROVIDE A CIRCULATION NETWORK CAPABLE OF HANDLING CORRIDOR AND SUBREGIONAL TRAFFIC, INCLUDING PUBLIC AND NON-MOTORIZED MODES OF TRAVEL.

POLICIES:

1. Participate in location and financing studies leading to the construction of State Route 76 as a freeway (Property Owners, Staff).
2. Conduct additional traffic analysis before any development within the Highway 76/I-15 interchange Specific Plan Area (Property Owners).
3. Amend the Circulation Element and condition development applications, as appropriate, following required traffic studies (Staff, Board of Supervisors).
4. Provide a bicycle and pedestrian network (Property Owners, Planning Groups, Staff, Board of Supervisors).
5. Promote expansion of mass transit system (Staff, Board of Supervisors).

6. Develop an incentive program for the use of carpools and a mass transit system, especially to employment centers, such as proposed as the Highway 76/I-15 interchange area (Developers, Staff).
7. Design local roads with emphasis on scenic beauty by following natural contours and avoiding inappropriate grading to the extent possible (Developers, Staff).

E. CONSERVATION

GOAL: PROTECT THE ENVIRONMENTAL RESOURCES ALONG THE I-15 CORRIDOR INCLUDING, BUT NOT LIMITED TO THOSE CONTAINED WITHIN "RESOURCE CONSERVATION AREAS".

POLICIES:

1. Keep the watercourse of the San Luis Rey River natural and place as much as possible of the floodplain in open space easements (Developers, Staff, Board of Supervisors).
2. Require a river plan of all development proposals within or adjacent to the San Luis Rey River floodplain, addressing the preservation of natural resources, and measures to protect against potential hazards (Staff, Board of Supervisors).
3. Identify all environmental resources threatened by development and prepare measures to mitigate or alternatives to avoid such adverse impacts (Developers, Planning Groups, Staff).

F. COORDINATION

GOAL: COORDINATE PLANNING AND DEVELOPMENT PROPOSALS WITH ADJACENT JURISDICTIONS, PLANNING GROUPS, AND PRIVATE INTERESTS.

POLICIES:

1. Consult with the appropriate Planning or Sponsor Group before submitting any development proposals (Developers).
2. Request recommendations from any affected Planning or Sponsor Groups before finalizing recommendations on any development proposal (Staff).
3. Request comments on development proposals from other affected Planning or Sponsor Groups along the I-15 Corridor (Developers, Staff).
4. Coordinate all planning and development proposals with CalTrans, adjacent cities, and appropriate private interests, such as adjacent property owners (Developers, Staff, Board of Supervisors).

G. IMPLEMENTATION

GOAL: IMPLEMENT THE DEVELOPMENT AND CONSERVATION CONCEPTS CONTAINED IN THE I-15 CORRIDOR PLAN AS APPROPRIATE.

POLICIES:

1. Amend the maps and text of the North County Metropolitan Subregional Plan, and the Bonsall, Valley Center, Fallbrook, and Rainbow Community Plans to incorporate the plan concepts contained in the I-15 Corridor Plan, and any subsequent changes that may occur (Staff, Board of Supervisors).
2. Adopt the Scenic Preservation Guidelines (Attachment 1) and add them as an amendment to the texts of the aforementioned Subregional and Community Plans.

ATTACHMENT 1

SCENIC PRESERVATION GUIDELINES

I-15 CORRIDOR STUDY AREA
CITIZEN'S COMMITTEE

I-15 CORRIDOR SCENIC PRESERVATION GUIDELINES

TABLE OF CONTENTS

	<u>PAGE</u>
APPLICATION	C-8
EXEMPTION	C-8
MAP	C-9
OBJECTIVE	C-11
STANDARDS	C-11
I. Site Design	C-11
A. Site Planning Standards	C-11
B. Parking and Circulation Design Standards	C-12
C. Site Lighting Standards	C-12
D. Landscape Design Standards	C-13
E. Public Utilities and Safety Standards.....	C-14
F. Development Standards for Steep Topography and Natural Features.....	C-14
II. Architectural Design	C-15
IMPLEMENTATION	C-16
PERIODIC REVIEW.....	C-16

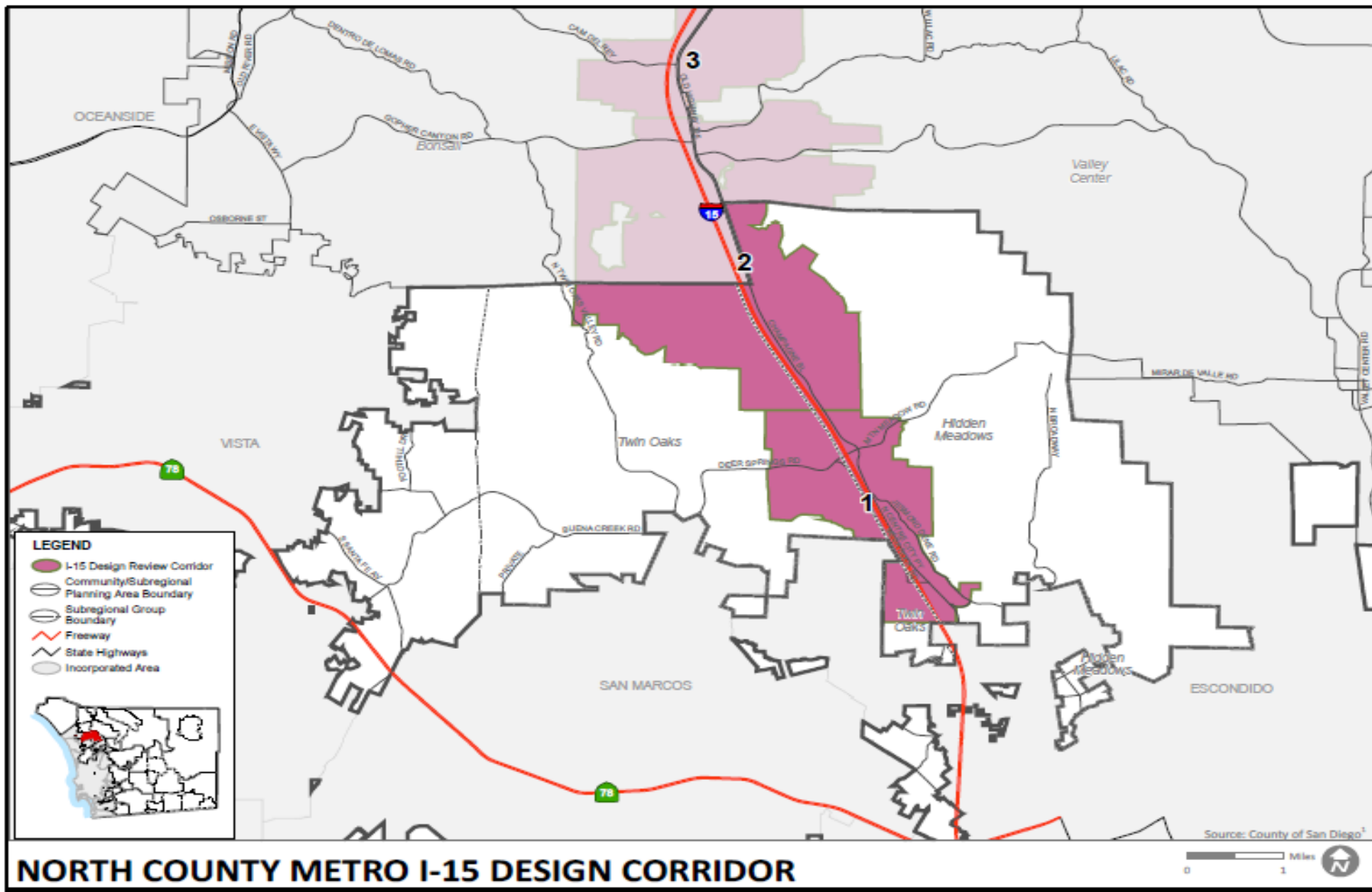
APPLICATION

The Scenic Preservation Guidelines contained in this manual apply to the unincorporated portion of the I-15 Corridor extending from the northern Escondido city limits to the Riverside County line (see Vicinity Map next page). Properties affected are more specifically identified by a "B" Design Review Area Special Designator applied to their zones. The "B" Designator requires the preparation of a Site Plan for any type of development permit, including building permits for single-family dwellings, in accordance with these Guidelines and as further described in Section 5750 through 5799 of the County Zoning Ordinance. Such Site Plans are to be reviewed in part by a Design Review Board established especially for this purpose.

More detailed design criteria shall be developed for Specific Plan Areas and other areas along the I-15 Corridor, where it is deemed appropriate. Such additional criteria are to be prepared by the Design Review Board, the affected Planning or Sponsor Groups, and Department of Planning and Land Use staff jointly.

EXEMPTIONS

These Guidelines do not apply to alterations to the interior of structures that are not visible from the outside (Section 5756 of the County Zoning Ordinance) nor to minor exterior alterations, reconstruction for the purpose of maintenance, and construction or expansion of accessory structures (Section 5757).



San Diego County General Plan

This page intentionally left blank

OBJECTIVE

The purpose of the following scenic and planning quality guidelines is to: 1) protect and enhance scenic resources within the I-15 Corridor planning area, while accommodating coordinated planned development which harmonizes with the natural environment; 2) establish standards to regulate the visual quality and the environmental integrity of the entire Corridor; and 3) encourage scenic preservation and development practices compatible with the goals and policies of the five Community and Subregional Planning Areas encompassed by the I-15 Corridor area, when appropriate.

STANDARDS

These standards address man-made and natural features that affect the scenic quality of the I-15 Corridor area.

I. SITE DESIGN

A. Site Planning Standards

1. Individual projects shall reinforce the character of the sites, the attributes of adjacent projects, and preserve viewsheds, natural topographic features, and natural watercourses.
2. Individual projects shall relate on-site open space and pedestrian areas with those of other projects, both visually and in terms of providing for continuous paths of travel.
3. Building setbacks shall be coordinated between adjacent lots so as to capitalize on usable site area between buildings.
4. Building orientation shall take maximum advantage of existing views and create view corridors.
5. Ridgeline projects can be highly sensitive and are generally discouraged.
 - a. Ridgeline projects shall maintain a low profile appearance and the natural physical character of the ridgeline shall be substantially maintained.
 - b. Ridgeline projects shall be limited to one story.
 - c. Ridgelines that have been graded or disturbed shall be supplemented with a sufficient amount of trees, shrubs, and ground cover to minimize visual impacts resulting from such disturbances.
6. A combination of earth berm and/or wall techniques shall be provided to buffer noise.

B. Parking and Circulation Design Standards

1. Use of public right-of-way for service loading/unloading shall be avoided. Adequate on-site service and delivery areas, including provisions for circulation, shall be provided. Service areas shall be separated from building entrances and public access areas, when possible. Storage and loading areas shall not be located in the front yard.
2. Project entries shall provide for safe and efficient circulation.
 - a. Project entries and the transition from major circulation routes into the project interior shall be accomplished through the use of landforms, open space, landscape plantings, and architectural elements (i.e., wall, signs).
 - b. The number of driveway entrances into parking areas from public streets shall be minimized. Use of common easements for parking and circulation systems integrated between properties shall be encouraged.
 - c. Safety lighting shall be provided at all street intersections and on project drives, entries, walkways, and parking areas.
3. Parking areas or structures shall be designed as integral components of the overall design of specific projects. Parking areas shall be bermed or screened from street views, where possible.
4. Development of bikeways shall be encouraged.
5. Separation of pedestrian and bikeway/automobile traffic throughout the project shall be provided, where feasible.
6. Definition of pedestrian paths and crossings shall be developed through the use of differing paving material or painting/coloring techniques.
7. Complete access for emergency (police, fire, and ambulance) services to structures shall be provided as required.

C. Site Lighting Standards

1. Site lighting shall minimize emission of light rays into both the night sky and neighborhood properties, especially as it pertains to the Mt. Palomar Observatory.
 - a. Site lighting shall be limited to that necessary for security, safety, and identification, and shall be integrated with project landscape design.
 - b. Excessive building or site lighting for decorative purposes shall be discouraged.
2. Site lighting plans that conflict with the character of the community shall be discouraged.

D. Landscape Design Standards

1. Visual screening for portions of development projects shall be provided to include satellite dishes, parking, and service areas located in viewshed areas.
2. Project boundary landscaping shall complement adjacent landforms and plant materials.
3. Landscape plans shall utilize native and drought tolerant plants, where possible, per the plant list provided by County staff.
4. Trees and plantings adjacent to pedestrian paths and within parking areas shall be selected to enhance the human scale.
 - a. Tree canopies shall be encouraged to soften the visual impact of vehicular circulation and parking areas, and relieve them from heat build-up. Trees shall be placed away from entrances to buildings, parking lots, and street intersections for visibility and safety, where possible.
 - b. Low-scale plantings shall be located adjacent to driveway entrances and street corners, where possible, and shall not obscure drive visibility.
 - c. Parking areas shall be visually screened with peripheral landscaping, wherever feasible. Exposed vehicular use areas shall include a minimum of ten percent of the paved areas in landscaping dispersed throughout the parking area.
5. Common open spaces and recreational areas shall be linked by pedestrian pathways to individual lots.
6. A "greenbelt" shall be provided in viewshed areas for accommodation of bikeways and/or footpaths.
7. Landscape materials that aid in preventing the rapid spread of brush fires shall be provided.
8. Earth berms shall be rounded and natural in character, and, where possible, designed to obscure undesirable views.
9. Major strands of native trees shall be preserved.

E. Public Utilities and Safety Standards

1. New development projects shall be phased with the provision of adequate fire protection services.
2. Fire prevention and suppression in the design of all new projects shall be encouraged.
3. Utilities shall be placed underground (electrical, telephone, cable, etc.), where practical.
4. The alignment of utility infrastructure shall be correlated with the topography to minimize disruption of natural features within the viewshed areas.
5. Transformers and related utility components shall be placed in vaults or be screened with retaining walls and/or plantings, and located to avoid conflict with pedestrian paths.

F. Development Standards for Steep Topography and Natural Features

1. Extensive grading of slope areas within viewsheds will be minimized.
 - a. Revegetation and erosion control shall be provided in all newly graded areas.
 - b. Grading during the wet seasons (November to March) shall be discouraged.
2. Hillside development shall be integrated with existing topography and landforms. Areas of steep topography, tree stands, hillside agricultural activity, and rock outcroppings shall be respected and preserved.
3. Variety in the development of hillsides shall be encouraged through the use of appropriate site preparation techniques, grading techniques, and in the configuration, size, and placement of lots.
4. The arrangement of building sites to optimize and retain significant viewsheds shall be encouraged.
5. The protection and preservation of the public use of on-site vista points shall be encouraged.
6. The visual quality shall be maximized and the erosion potential shall be minimized by planting native and naturalized plants, especially in disturbed areas adjacent to upgraded hillsides and watercourses.
7. Natural watercourses shall be protected; and existing watershed and groundwater resources shall be conserved.
8. Any grading above 25 percent slope will blend with the surrounding area, and be landscaped appropriately to look natural.

II. ARCHITECTURAL DESIGN

- A. Building forms, materials, and colors shall complement adjacent topography, landscape, and buildings in the area.
 - 1. Architectural harmony with the surrounding community shall be achieved through the use of natural appearing materials and complementary styles.
 - 2. Colors for primary building forms shall be coordinated with landscaping materials. Earthtones and muted pastels are preferred for large areas, with primary colors limited to accent points and trim.
 - 3. Building materials used shall convey a sense of permanence and quality.
 - 4. Where a site is visible from higher elevations, roof forms shall be considered integral design elements with consideration given to colors and pattern of roofing materials.
 - 5. The use of mirrored glass, which can cause the sun to glare into drivers' eyes and, is therefore, a potential safety hazard, shall be prohibited on buildings visible from I-15.

- B. Building forms shall be of appropriate scale, provide visual interest, avoid block-like configurations, and, where feasible, be integrated into the existing topography.
 - 1. The use of special detail treatments in roof forms, windows, and entries shall be encouraged.
 - 2. Roof-mounted satellite dishes, solar systems, ventilation ducts, and other mechanical equipment shall be integrated into the architectural design, and be screened, where visible from adjacent properties or high elevations.
 - 3. Building forms shall be scaled to step up and away from primary circulation routes and from each other; parallel and continuous building facades and paved surfaces shall be avoided, where possible.

- C. Signage shall not adversely impact the environmental and visual quality of the area.
 - 1. All signs shall be limited to the minimum size and height necessary to adequately identify a business location.
 - 2. All signs shall be kept as low to the ground as possible.
 - 3. Signs shall be used for identification, not advertisement.

4. Signage design shall be carefully integrated with the site and building design concepts to create a unified appearance for the total development.
 - a. Signs shall be part of a comprehensive graphic program for each project.
5. Signs shall be predominately constructed of natural materials, non-moving, and externally illuminated.
6. Off-premise signs shall be prohibited, except for temporary real estate directional, community identification, and directional signs, as specified in Section 6207 of the County Zoning Ordinance.

IMPLEMENTATION

A Design Review Board shall be established by the Board of Supervisors, pursuant to Ordinance 396.10 (New Series) of the County Administrative Code, to review required Site Plans for conformance to these Scenic Preservation Guidelines, and to advise County staff accordingly. This Board shall have representation for each of the affected plan areas, preferably with expertise in design, architecture, landscape architecture, and land use planning. Each Design Review Board member shall report to the respective Planning or Sponsor Group any Site Plans deemed of sufficient interest or importance to warrant Planning or Sponsor Group consideration. The Design Review Board members shall report to the respective Planning or Sponsor Group any Site Plans other than single-family dwellings.

PERIODIC REVIEW

These Scenic Preservation Guidelines and review procedures shall be subject to periodic evaluations. Any proposed changes shall be reviewed by the Design Review Board, the affected Planning or Sponsor Groups, and County staff before being presented to the Planning Commission and the Board of Supervisors.

INTERSTATE 15/HIGHWAY 76/INTERCHANGE MASTER SPECIFIC PLAN

GENERAL DESCRIPTION

The Interstate 15/Highway 76 Master Specific Plan Area (MSPA) contains approximately 1,178 acres of land located within the four quadrants of the I-15/SR 76 interchange area. Because of its location at the intersection of an interstate highway and a major state highway, it is anticipated that this area will become a logical node of future development. The principal land use components of the proposed plan include the adopted Campus Park/Hewlett-Packard Industrial/Research Park Specific Plan, a possible modification of the "Pappas" ownership in that Specific Plan to convert approximately 100 acres of mobilehome park to an industrial/research park use (with a similar type of development as proposed on the Hewlett-Packard Park ownership) or to retain it for residential uses. Also proposed are residential areas to meet some of the anticipated housing needs of the community and the industrial park, supporting neighborhood commercial areas, parks, trails, and open space. The overall residential density of the proposed plan would be 0.81 dwelling unit per acre, based on the total acreage within the Master Specific Plan Area, with a maximum of 956 dwelling units. Considering only the areas designated for residential uses (and deleting the 270 lots on 98 acres from Tentative Map 4249-1; see below), the resulting density would be 1.73 dwelling units per acre. No "clustering" of residential uses would be allowed beyond that already authorized in approved maps, permits, or Specific Plans. Additional housing to support anticipated industrial and commercial employment needs would come from the surrounding Fallbrook community and Rancho California to the north in Riverside County. A minimum parcel size of 15,000 square feet would only be permitted on land with less than 15 percent slope.

Preliminary analysis of the MSPA indicates that the areas do not presently have the necessary service, utility, and road infrastructure to support the entire proposed plan; therefore, a final land use plan should not be adopted until further studies are carried out to identify the detailed needs of the plan area and the appropriate methods to support those needs. These studies should consider the local, as well as regional consequences of the proposed uses. The studies may indicate a need to modify the target land uses. These studies will be carried out by County staff and/or consultants, but funded by the land owners within the Master Specific Plan Area. Provisional zoning with a 20 acre minimum lot size will be applied as a holding zone until final zoning and the Master Specific Plan (with component Specific Plans) are adopted by the Board of Supervisors.

The Master Specific Plan process is suggested because: 1) it appears to be a logical vehicle for an integrated planning approach where all the necessary facilities and services are not currently available; and 2) the Specific Plan process is defined in state law and is often used for planning of large blocks of land where control beyond the General Plan level is appropriate.

IMPLEMENTATION

Additional studies need to be conducted for the properties within the Master Specific Plan Area before the recommended land use designations are finalized by the Board of Supervisors. These studies include the following (detailed further on pages C3-C5): 1) traffic analysis; 2) facilities financing plan; 3) market analysis; 4) San Luis Rey River Plan; 5) detailed dark sky policy implementation procedures; 6) more detailed design guidelines developed in conformance with the I-15 Corridor Scenic Preservation Guidelines; and 7) a park and open space/trails plan. These studies will analyze the proposed plan and determine the necessary infrastructure to support the suggested planned development. In addition, the studies will determine how and when the needed services, utilities, and roads can be built, and establish a financing and phasing plan to construct these improvements as needed. The studies may indicate that some of the land uses suggested here have unacceptable impacts on the infrastructure and environment and may recommend that this proposed plan be modified. These modifications would be considered by the Planning Commission and Board of Supervisors in adopting the final Master Specific Plan and its component Specific Plans.

INTERIM ZONING

The Master Specific Plan Area is recommended to be zoned as a Holding Area Use Regulation (S90) until the necessary supporting technical studies are carried out and the Master Specific Plan Area and its implementing zones are adopted by the Board of Supervisors after later public hearings. The County Zoning Ordinance, Section 2900, states that "...this zone [S90] is intended to prevent isolated or premature land uses from occurring on lands for which adequate public services and utilities are unavailable or for which the determination of the appropriate zoning regulations is precluded by contemplated or adopted planning proposals or by a lack of economic, demographic, geographic, or other date. It is intended that the Holding Area Use Regulations will be replaced by other use regulations when the aforementioned conditions no longer exist. The uses permitted are those which are community services, interim uses, or uses which, with appropriate development designators, will not prematurely commit the land to a particular use or intensity of development."

Until the Master Specific Plan is adopted by the Board of Supervisors, and the land contained therein appropriately zoned to implement the Master Specific Plan land uses, only the land uses allowed in the S90 Use Regulation, as defined by Sections 2900-2908 in the Zoning Ordinance shall be allowed, with a minimum lot size of 20 acres.

The entire Master Specific Plan Area shall have a Special Study Area Regional Category.

Development shall also be in accordance with all County goals, objectives and policies, including the County General Plan and Board of Supervisors Policy I-59 (Large Scale Project Review). Except for the pipeline provisions contained in the County General Plan, County Zoning Ordinance (Section 1019), and the Subdivision Ordinance (Section 81.102.13.1), all properties within the proposed Master Specific Plan Area must comply with the conditions contained herein, unless those uses or rights are already vested.

It is anticipated that the detailed studies required to produce the Master Specific Plan will further define the appropriate land uses within the project area, describe and schedule the infrastructure elements, and specify the detailed measures needed to support and/or mitigate the potential adverse effects of these uses. Any further implementation beyond the S90 Holding zone towards the target land uses and suggested residential densities will depend on the completion of the Master Specific Plan. Until its adoption and subsequent rezoning by the Board of Supervisors, no change in land use beyond the 20 acre minimum lot size will be allowed.

NECESSARY SUPPORTING STUDIES

A. River Plan

The Master Specific Plan Area is bisected by the San Luis Rey River which contains valuable riparian vegetation and sand resources, but also poses potential flood threats to man-made improvements within the river. A comprehensive river plan shall be prepared that defines the boundaries of the river and the floodplain. It shall address the preservation of natural resources and identify measures to protect the River's resources and existing or needed improvements against potential hazards. This planning study shall be integrated to the fullest extent feasible with the Least Bell's Vireo Comprehensive Species Management Plan and Habitat Conservation Plan for the San Luis Rey River, currently being developed by the San Diego Association of Governments (SANDAG). To the extent possible, the floodplain shall be preserved as permanent open space and the watercourse shall be kept natural, except for on-going legally permitted uses. No alteration to the floodway or floodplain should be allowed if it is found to have adverse downstream impacts.

B. Traffic Study

A model-based detailed subarea traffic analysis must be completed and approved for the entire Master Specific Plan Area, concentrating on the type and timing for improvements in the State Route 76 and the Interstate 15 interchange area. This study shall determine the ultimate traffic impact on the affected road network and the needed amendments to the Circulation Element. Such amendments shall be completed and development plans conditioned accordingly as part of the Master Specific Plan implementation.

C. Facilities Financing Plan

A facilities financing plan acceptable to the Department of Planning and Land Use shall be required as part of the preparation of the Master Specific Plan. The plan shall investigate the needed public services and facilities, current and proposed capacities, required annexations, financing methods proposed, and appropriate phasing of these improvements. Development agreements, if necessary or appropriate, shall be an integral part of this facilities plan.

D. Phasing Plan

A phasing plan shall be prepared, timing all proposed developments to the stipulations of the facilities financing plan.

E. Market Analysis

As part of the Master Specific Plan, a market analysis shall be required for each of the development plans, showing the type, size, period, and rate of development that can be expected to occur as justification for each project. This analysis shall evaluate the fiscal impact of each proposed project and the combined Master Specific Plan on the County government and the service agencies.

F. Dark Sky Policy

Due to this area's proximity to the Palomar Observatory, the proposed Master Specific Plan shall develop implementation guidelines in conformance with the Astronomical Dark Sky Policy as contained in the Conservation Element of the County General Plan. Implementation of Specific Plans shall be conditioned to require restrictions on lighting design and placement, operating hours for exterior lights, mitigation through landscaping, and other measures deemed appropriate at the time the Specific Plans are reviewed.

G. Design Guidelines

All development proposals within the Master Specific Plan Area shall conform to the I-15 Corridor Scenic Preservation Guidelines. In addition, more detailed design guidelines shall be prepared for this Master Specific Plan Area by the Design Review Board established for the I-15 Corridor Area. This design study should specifically address the appropriate lot sizes, design standards, and potential mitigation measures to areas within the Master Specific Plan Area.

H. Park/Open Space

A park/open space and trails study will be requested in conjunction with the other required studies to establish an integrated park, open space, and trails plan for the Master Specific Plan Area. The San Luis Rey River should serve as a primary focus for this plan.

PROPOSED LAND USES

Recommended County General Plan Regional Category

Special Study Area (SSA): This category is being applied on an interim basis, because development should be restricted pending completion of the detailed studies being required for the Master Specific Plan Area.

Recommended Master Specific Plan Land Uses (Permitted only after necessary studies, environmental review, and confirmation by adoption of a Master Specific Plan by the Board of Supervisors. It is anticipated that each ownership would be implemented by individual Specific Plans):

1. Hewlett-Packard "Campus Park": (Areas B and C of Specific Plan 83-01) consists of 327 acres, of which 83 acres are designated industrial research park and associated parking and 10.5 acres for neighborhood commercial. Areas B and C of this adopted Specific Plan are not proposed for any change, except that the plan should only be implemented after the required future studies are carried out.
2. Pappas/Campus Park: 100 acres (Areas A and D of Specific Plan 83-01) is recommended to be studied for two separate uses, including the present mobilehome park and variable residential use designations on the approved Specific Plan and industrial, with specific uses and intensity to be determined through the Master Specific Plan. This location currently has a high ambient noise level, which is expected to increase with increased traffic and development of the Hewlett-Packard site, and other areas along the I-15 Corridor.
3. Robert Pankey Property: 92 acres, designated (21) Specific Plan Area (2.75), potentially allowing as many as 253 dwelling units pending review under the required studies.
4. Edgar Pankey Property: 90 acres designated (21) Specific Plan Area (2.75), potentially allowing as many as 157 dwelling units (assuming approximately 33 acres are in the floodplain and will not be developed).
5. Lake Rancho Viejo: (Specific Plan 81-02), 469 acres currently designated for 816 mobilehome/manufactured units, open space, and agriculture. Within Lake Rancho Viejo, Phase I of Tentative Map 4249 (P81-023) has been approved as a Final Map for 270 dwelling units on 98.8 acres, and is considered vested. The Master Specific Plan should consider no change in the total number of dwelling units for the remainder of Lake Rancho Viejo (370 acres). In addition, in order to conserve the valuable riparian associated resources west of Interstate 15 on the Lake Rancho Viejo property; it is recommended that the floodplain and immediate uplands be reserved as permanent open space. The resultant project, excluding the 98.8 acre vested Phase I of Tentative Map 4249 for 270 dwelling units, would allow 546 dwelling units on the remaining 370 acres, with a gross residential density of 1.48 dwelling units per acre. For this ownership, a provisional zone is being applied that would allow the approved map to guide the development. If any substantial changes are proposed, or changes that require a new map or permits,

the Master Specific Plan controls will apply. If this occurs, traffic and other impacts of a project that may be proposed within an amendment to the Specific Plan or a Rezone should be examined in the facilities study and any necessary future California Environmental Quality Act (CEQA) review.

- . Jenkins Property: 57 acres is proposed for (21) Specific Plan Area (RV), with the ultimate land use proposed as a recreational vehicle (RV) park. The Master Specific Plan shall particularly address the potential realignment of SR 76. The proposed RV park, if permitted, shall be located completely outside the unaltered floodway. In addition, any development of this property shall be contingent upon adequate mitigation of any hazard associated with the San Diego Aqueduct blow-off valve located on-site, as well as conform to the proposed river plan and other studies required as part of the Master Specific Plan.
- 7. North American Resorts Property: 37 acres, proposed as (24) Impact Sensitive (allowing 1 dwelling unit for 4, 8 and 20 acres). No density assumption has been made because this property is located entirely within the floodplain. The development of this property is dependent on the River Plan Element of the proposed Master Specific Plan.
- 8. Jones Property: 34 acres, proposed as (21) Specific Plan Area (0). Pending the completion of the Master Specific Plan, it is recommended that this property be developed as follows:

Approximately three to four acres of the most level area (portion of Parcels 1 and 2) would be developed as General Commercial (freeway-oriented).

The balance of the property (Parcels 3 and 4, portion of Parcels 1 and 2) would be designated Open Space in order to provide permanent buffers to surrounding existing uses.